



## Sharman Beer Court, Thame, Oxfordshire

Guide Price £275,000

 **TIM RUSS**  
& Company



## Sharman Beer Court

Thame, Oxfordshire

Sharman Beer Court is a highly sought after retirement complex situated just a short walk from the High Street. This two bedroom ground floor property is positioned in the centre of the development which boasts a communal lounge area, attractive gardens with outside seating, allocated and visitor parking and is being sold with NO ONWARD CHAIN.

In short, the property consists of an entrance porch, sitting room opening to the kitchen, two good size bedrooms, one of which boasts a separate study/office space and a bathroom. The property has been well maintained and is clean and tidy in its presentation with a French door fronting the communal gardens.

The entrance porch is a useful storage area whilst the sitting room is light and airy with a French door looking out to the front, space for a dining table and well equipped kitchen with space for appliances. The master bedroom is a good size double room with a study space whilst the 2nd is a good size single room. The bathroom is fitted with a 3-piece suite and heated towel rail.

Sharman Beer Court is a manager assisted retirement complex enjoying easy access to Thame high street and adjoining the recreational grounds on Southern Road.



## Sharman Beer Court

Thame, Oxfordshire

Council Tax band: C

Tenure: Leasehold

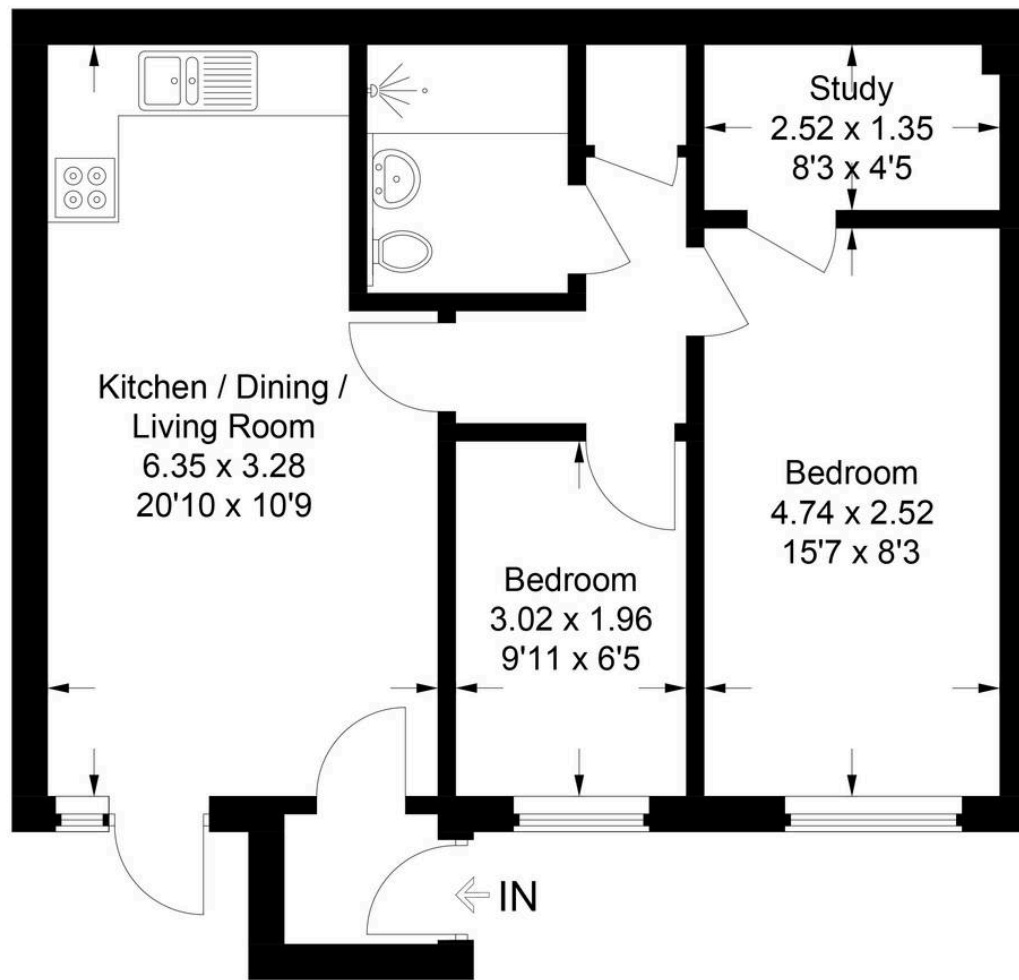
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GROUND FLOOR MAISONETTE (OWN ENTRANCE)
- TWO BEDROOMS & STUDY
- OVERLOOKING ATTRACTIVE COMMUNAL GARDENS
- COMMUNAL FACILITIES. LOUNGE & DINING AREAS
- MANAGER ASSISTED DEVELOPMENT
- CLOSE TO PARK & HIGH STREET
- RESIDENT & VISITOR PARKING
- CHAIN FREE







## Ground Floor

### 89 Sharman Beer Court

Approximate Gross Internal Area = 53 sq m / 570 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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